

Semi-Annual Report
State Response
Program
For Brownfield
Initiatives

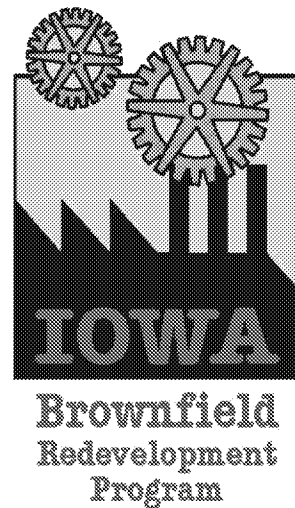
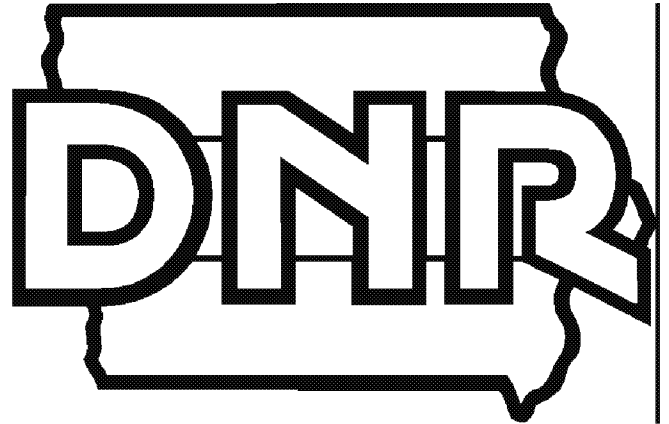
per CERCLA §128(a)

for the period
1/1/20 – 6/30/20

2nd – 3rd quarter
SFY 2020

#RP98736706-1

**Iowa Department of Natural
Resources**



Land Quality Bureau
502 E. 9th St.
Des Moines, Iowa 50319

In accordance with the provisions of Section 128(a) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended, that establishes a noncompetitive grant program to enhance state and tribal response programs to address the assessment, cleanup and redevelopment of brownfield sites and other sites with actual or perceived contamination, this report is submitted to fulfill the requirements for progress reports associated with this grant program, and in accordance with 40 CFR 31.40 requirements.

This report is formatted in reference to guidelines as presented in the US EPA's publication "Funding Guidance for State and Tribal Response Programs Fiscal Year 2019", and also references specific initiatives negotiated through the cooperative agreement work plan for the referenced fiscal year under agreement #RP98736706-1. This report references activities approved through the referenced agreement.

Response program objectives and planned deliverables for the relevant state and federal fiscal year were summarized in the approved work plan, and are presented in a format related to the work plan, as outlined and described as follows:

TASK 1: PLANNING AND MANAGEMENT

Activity 1: Program Management and Supervision

Specific Activities:

1. *Supervise and manage 128(a) response program grant funds, initiatives, and required reporting components.*
 - Semi-annual report from January 1, 2020 through June 30, 2020 completed.
 - Property profile forms (PPF) submitted for site specific brownfield assessment and cleanup activities through EPA's ACRES electronic reporting submittal system.
 - Project and initiatives highlighted, summarized, and baselines for measurement and environmental improvement outcomes noted – see following information.
2. *Coordinate with staff in DNR's Contaminated Sites' section on encouraging voluntary participants in the Land Recycling Program (LRP), and increasing awareness of the LRP.*
 - Discussions during general inquiries about the LRP with land owners, realtors, attorneys, and environmental consultants through email, phone, or office visits.
 - Specific outreach on explaining the LRP and assistance with current, and potential, enrollees, including the following:
 - Former French Way Dry Cleaner site, Des Moines - Site may enroll either through current owner, , or potentially through prospective owner, the non-profit Neighborhood Development Corporation. Both parties must discuss

what costs are anticipated, who pays for complete assessment, and what remedial direction, cost, and outcomes are to be anticipated.

- Clinton Engines, Maquoketa – This former manufacturing operation on 25 acres is now owned by the City; however, a solvent plume created by the former operations has impacted groundwater and is now emanating off-site, thus bringing up potential human health risks on neighboring properties that have not been fully investigated. Concerns are present that the LRP “fit” for the regulatory concerns here may not be as feasible as initially thought when the City enrolled in the LRP almost 10 years ago. Additional coordination between DNR’s brownfield program, LRP, and consultation with EPA occurred in May and June, and will need continue to determine the best path forward to ensure that all environmental risk from the site will be evaluated properly by the City, and within which program or authority.
- Flood buy-outs, City of Clinton – The City of Clinton seeks to buy a number of light industrial properties, to re-establish floodplain protections. As they are using FEMA monies, required Phase Is noted the uses of the property for automotive repair and salvage as RECs, thus requiring Phase IIs. The City sought input from DNR on implication of further testing, and how DNR regulatory oversight and the LRP may be options to assist with ensuring proper environmental assessment, cleanup, and reuse approvals. The City is concerned about extra costs that would be associated with these further efforts.

3. Provide intra-agency coordination between DNR, Federal EPA, and other State and local agencies to promote site evaluation and redevelopment through increased environmental assessment, cleanup, and enrollment in the LRP where warranted.

- Provided petroleum-only 104(k) assessment eligibility reviews for fifteen (15) parcels for the City of Coralville and the City of Waterloo.
- Support of EPA staff during debriefing meetings and conference calls with communities that were unsuccessful in FFY20 applications for 104(k) funding, including Northeast Iowa RC&D (City of West Union assessment), and the City of Marshalltown (assessment).
- Assisted the Iowa Economic Development Authority (IEDA) with the review of more than \$2M of requests for brownfield redevelopment tax credits, within an annual, competitive tax credit program application period.
- Worked closely with EPA staff on expanding outreach to communities to encourage application for FFY20 for EPA 104(k) funds, including the following efforts:
 - EPA/4-States’ Brownfield Meeting, January 2020. Provided key input for strategies, likely communities, and ways to engage and encourage participation.

- Coordinated with EPA/TAB brownfield team to conduct outreach meetings with the City of Marshalltown and City of Maquoketa.

Activity 2: Cooperative Agreement Administration

Specific Activities:

1. *Develop CA workplan and contract in accordance with State and EPA policies.*
 - Cooperative agreement (CA) work plan development, submittal, and approval was in place by July 1, 2020 for SFY21.

Activity 3: Fiscal and Contract Management

Specific Activities:

1. *Track the status of deliverables for contracted projects.*
 - Quarterly grant tracking and budget monitoring conducted by DNR's Budget & Finance Bureau, per Shirley Christofferson of IDNR, with semi-annual reporting.
 - 128(a) semi-annual response program reports submitted summarizing SFY20 3rd and 4th quarter activities.

TASK 2: PROGRAM ENHANCEMENT

Activity 1: Establish and Maintain the Public Record

Specific Activities:

1. *Update and enhance public record system of LRP, brownfield and contaminated sites. Continue to expand public use of electronic database.*
 - Last quarterly update completed on June 30, 2020 with sites added daily to a public on-line database, as case files created and historic files are converted to electronic database. For a review of the electronic database see www.iowabrownfields.com ; click on "Contaminated Sites Database".

Activity 2: Enhance the Response Program or Cleanup Capacity

Specific Activities:

1. *Perform ongoing public outreach on LRP Guidance, Targeted Brownfield Assessment Program, and State and EPA Brownfield funding and assistance programs. Continue to update website and explore additional agency partnering and opportunities to increase*

public understands of environmental issues to encourage action and improvement at brownfield sites.

- Midwest Environmental Compliance Conference (MECC), Kansas City, MO – April 17-18, 2020 - CANCELLED

Mel Pins was to present to businesses, attorneys, and developers to discuss how state brownfield programs and VCP/LRP resources can be partners to assist with brownfield assessment, cleanup, and redevelopment. The conference has not been rescheduled at this time.

- Maquoketa Hospital Visioning Workshop, Maquoketa, IA – March 11, 2020

Mel Pins assisted with planning and presentations, in partnership with K-State/TAB, for a citizen input session on visioning for redevelopment of a 15+ acre public hospital site in Maquoketa, Iowa. The hospital will close in late 2020, when a new hospital facility, at another location, opens. The city and citizens are concerns as to what will happen to old hospital site, including how/if the large amount of buildings there will be repurposed or demolished, and what reuse options are available, and what environmental liabilities, costs, or concerns may be present at the site. The input from the public at the workshop indicated that the community does not foresee repurposing the buildings, and would like to see the structure removed, and planning efforts to encourage new residential, and perhaps recreational uses, on the property. It is yet to be determined if the hospital trustees will demolish the buildings, or if more local and developer partners will be needed to facilitate the costs and transition of the property into other uses. EPA, K-State TAB, and IDNR remain willing to help with planning, technical, and financial resources as eligible and appropriate.

- ASTSWMO Brownfield Symposium, Des Moines, IA – August 5-6, 2020 – CANCELLED

Mel was to be a key part of hosting ASTSWMO's bi-annual, national brownfield symposium in Des Moines, Iowa, for the first week of August 2020. However, due to Covid-19 concerns, the workshop was cancelled, and will be rescheduled for August 2021.

Covid-19 concerns and statewide restrictions have limited further outreach efforts that were planned, or would have likely been considered, within April-June 2020.

2. *Partner and coordinate with Iowa Department of Public Health (IDPH) to develop a Risk-Based Standards/Calculation Guidance Document, to provide for their consultation on public health risk from information gained during TBAs, and health advisement on LRP and brownfield sites.*

- Ongoing maintenance by IDPH and IDNR staff to keep risk calculator up-to-date with new EPA or other health related data and computations, including discussions on emerging chemical compounds and risks therein, such as PFAS, and changes to IDNR's LRP arsenic for soils standard.

3. *Identify training needs, develop training plans, and provide training for technical and program staff.*

No report on this item for this reporting period.

TASK 3: SITE SPECIFIC ACTIVITIES

Specific Activities:

1. *Conduct pre-assessment or cleanup project discussions, meetings and administrations.*

- Meeting with city and county officials on various brownfield/abandoned/idled sites for redevelopment direction, environmental liability and due diligence questions, and requests for programmatic technical and financial assistance, including:
 - Ahmann Developers, Terex Building, Cedar Rapids – June 2020, met with new, private owner of this site, to review regulatory status of the former Terex manufacturing facility, along with discussion on eligibility, as well as limitations, for technical and financial assistance through Iowa's 128(a) program, which will be limited; however, the LRP was reviewed, as well as Iowa brownfield tax credit resources that may be an option to assist with repurposing and redevelopment of the site for residential use.
 - City of Audubon – January 2020 – the non-profit Audubon Fire Department Association recently took title to a closed agricultural grain and fertilizer warehouse, with plans to demolish the structure and build a new fire station. They have asked for 128(a) assistance for asbestos inspection and abatement; however, as they did not consult the 128(a) program before taking title, and did not complete an all appropriate inquiry in accordance with CERCLA, they are not eligible for 128(a) clean up monies. Further discussions involved the City of Audubon, as if they take title under proper CERCLA AAI, they may then qualify for 128(a) assistance for asbestos abatement. The city has many redevelopment priorities, as well as cost concerns, so they are determining if they wish to get involved with the site and costs for asbestos abatement and demolition.
 - City of Clinton – FEMA flood buyouts April/May 2020 - The City of Clinton seeks to buy a number of light industrial properties, to re-establish floodplain protections. As they are using FEMA monies, required Phase Is noted the uses of the property for automotive repair and salvage as RECs, thus requiring Phase IIs. The City sought input from DNR on implication of further testing, and how DNR regulatory oversight and the LRP may be options to assist with ensuring proper environmental assessment, cleanup, and reuse approvals. The City is concerned about extra costs that would be associated with these further efforts. The City asked if 128(a) or EPA TBA resources could be used for the Phase IIs. As the Phase IIs were strictly to meet a FEMA requirement, and the City had no reuse plans for the sites beyond simple floodplain

- Former nursing home rehab, Waterloo, Iowa – an area non-profit that provides programs and assistance to U.S. military veterans seeks to take title to a closed nursing home building and property in Waterloo. They want to rehab the building for veterans' housing; however, as the building has sat idled for many years, concerns with lead-based paint (LBP) and asbestos materials, some of which are deteriorating, will require extra considerations and costs during rehab. The non-profit is working with the 128(a) program for cost assistance eligibility for LBP and asbestos inspection and abatement.
 - Rockwell City, Iowa – the City of Rockwell City has taken title to an abandoned building on their town square, using court authority to take title under Iowa's "abandonment clause". They seek assistance with asbestos inspection and abatement to then rehab the building and lease or sell it to a prospective business that would open in the first floor, along with creating 2 housing units on the 2nd floor. The 128(a) program is expecting a formal request for cost assistance from the City in February 2020.
 - Maquoketa, Iowa – the Jackson County Regional Hospital in Maquoketa seeks to close its mid-20th century built hospital by early 2021, as the Hospital is building a new location, with expanding health services, on the edge of the City. The City is concerned that the older hospital building and property will sit idled and deteriorate. The hospital board has discussed 'giving' the City the property; however, the City of Maquoketa is concerned about what costs they could have to renovate or demolish the hospital, specifically in regard to asbestos, lead-based paint, and underground storage tanks (USTs) that currently exist on the property.
2. *Conduct initial screenings of Phase II site assessments as submitted through private property transaction screenings, and Federal or State funded brownfield programs.*
 - *No activity during this reporting period, as screenings of Phase IIs being conducted under other funding sources during this reporting period.*
 3. Receive and respond to general inquiries from the public regarding environmental law and brownfield liability issues.
 - Questions answered and information provided on asbestos issues, solid waste disposal, inquiries on registered and non-registered UST sites, status of LUST sites, and other regulatory status questions as requested. A total of twenty-one (21) individual sites/projects were responded to from public inquiries.
 - Discussions with city officials, developers, and land-owners in general on issues related to due diligence, bona fide prospective purchasers, and innocent landowner defense scenarios for property development questions
 4. Conduct and/or oversee Phase I and Phase II site specific assessments (SSAs) and issue cleanup sub awards as eligible. Site specific assessments and projects, and activities during the reporting quarter are summarized below:

SITE ASSESSMENT – SITE SPECIFIC ASSESSMENTS

- Issued subawards for both Phase I / ACM Inspections to the following entities:
 - \$16,020 - City of Council Bluffs, Reliance Battery Factory
 - \$9,580 – City of Clinton, Mount Pleasant Park
 - \$2,100 – City of Monticello, 101 E 1st St.
 - \$13,980 – Nudgers, Inc., 1306 2nd St., Perry
 - \$9,100 – American for Independent Living, 310 Upland Dr., Waterloo
 - \$4,750 – City of Clarion, 100 Central Ave E
 - \$2,800 – City of Maquoketa, Jackson County Hospital

SITE SPECIFIC CLEANUPS – SUBAWARDS

- \$11,551 – Neighborhood Development Corporation 3615 6th Ave, Des Moines
- \$11,218 – Nudgers, Inc., 1306 2nd St., Perry, Iowa
- \$1,925 – The Carnegie Project, 426 5th St., Rockwell City, IA

ATTACHMENT A: Iowa 128(a) State Response Grant Quarterly Expenditure Report – PRELIMINARY not certified until 8/31/20

Cooperative Agreement Name: Brownfields State Response Program Management

Cooperative Agreement Number: RP987367

06

Budget Period: 07/01/16 thru 06/30/20

Quarter Ending: June 30, 2021

Federal Fiscal Year: 2020

OBJECT CLASS CATEGORY				TOTAL CA BUDGET	Total Expended TD	Total Drawdowns TD	Quarterly Expenditures	Quarterly Drawdowns	% BUDGET EXPENDED
Personnel				999,648	736,440	691,185	45,909	25,155	73.67%
Fringe Benefits				349,875	257,754	241,915	16,067	8,804	73.67%
Travel				39,002	27,403	26,781	489	212	70.26%
Equipment									
Supplies				44,998	19,007	18,893	98		42.24%
Contractual				105,334	262,055	233,306	11,901	4,799	248.78%
Construction									
Other				467,584	606,953	524,444	98,943	40,371	129.81%
17	12.12%	SFY							
TOTAL DIRECT CHARGES	12.58%	SFY							
18	14.52%	SFY		2,006,441	1,909,612	1,736,524	173,407	79,341	95.17%
19									
Indirect Costs:	Rate: 12.38%	SFY							
20				175,038	128,012	120,542	7,673	4,204	73.13%
TOTAL (Share: Recipient: 0% Federal 100%)				2,181,479	2,037,624	1,857,066	181,080	83,545	93.41%